



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission Land Use Planning Committee

Notes of the Meeting of December 19, 2011

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 p.m.

MVC Commissioners Present: Christina Brown (Acting LUPC Chair); Chris Murphy; Fred Hancock; John Breckenridge; Brian Smith, Camille Road, and Ned Orleans.

MVC Staff Present: Paul Foley; Bill Veno; Sheri Caseau; and Mike Mauro

The LUPC listened to two projects on December 19, 2012. These notes are only for MVTV.

Documents referred to during the meeting

- LUPC Agenda of December 19, 2011
- DRI 635 MVTV New Building Staff Report
- Plans

1. MVTV New Building (DRI 635) Pre-Public Hearing Review

Applicant: Steve Warriner (MVTV Manager); Anne Lemenenger (MVTV); Bruce MacNelly (Architect); Chris Alley (Engineer).

Project Location: Edgartown-Vin. Haven Road, Oak Bluffs Map 56 Lot 13.2 (1.5 acres)

Proposal: The application is for a 7,030 s.f. Community Media Center, with attached 620 s.f. garage, to serve as the new headquarters for MVTV.

Purpose: To review the project and the proposed scope of the traffic study, schedule a site visit, and discuss when the project will be prepared for a public hearing.

Introduction:

- Bruce MacNelly presented the project:
 - The proposal is a new, one-story, 6,600 square foot building on Edgartown-Vineyard Haven Road between the World Revival Church and the Gleason-Cole Funeral Home.
 - The program includes offices, studios, editing rooms, and a garage as well as some open gathering space. Many of these uses do not want light so there are not many windows.
 - It will be a steel building which allows some flexibility with phasing. It will have a steel gable and structure that will be wrapped with panelized construction and shingled on the visible sides.
 - They are locating the building behind the 200 foot Island Roads DCPC setback.
 - The lighting will be minimal similar to the current studio. The building will be sound-proofed.

Wastewater and Storm Water:

- They found that tying into the sewer would not be practical because they would have to tie in at the pumping station and not in front of their property. A standard Title V septic system

does not get them to the nitrogen loading limit. With de-nitrification it comes close. When you add in the roof runoff and the parking they come in a bit over.

- They could reduce the roof runoff by running it into bio-retention and by increasing the permeable surface.

Traffic, Parking, and Access:

- Currently they have 1,500 square feet with one studio and 4 employees.
- The proposal is for 6,600 sf with 2 studios and six employees.
- They understand that the property next door was conditioned to allow this property, if it was ever developed, to be able to use their curb cut. They have 21 parking spaces marked and room for overflow parking on the grass. There might be a lawn in front.
- Bruce MacNelly said they would talk to both neighbors (The church and the funeral home) about sharing parking.
- The LUPC discussed whether it made sense to connect all three in the back either by a path or a driveway.
- They have enough parking for their day to day operations but there could be occasions when they could use more. Most of their traffic is drop-off and pick-up. They will look into connecting with neighbors and providing some of their own overflow on grass.
- John Breckenridge noted that the World Revival Church had some issues with the neighbors over parking at night.
- Chris Murphy said that though they have a large buffer in the front it pushes their development to the back of their property. There is a buffer along the road behind them but he thinks some of the buffer should be on this property.
- Bruce Mac Nally finished by saying the property is under agreement. The deadline for the Building Permit is January 31, 2012.
- Mike Mauro said the trip generation should be minimal, they have good sight line distances, and he does not recommend a full traffic study for this project.
- John Breckenridge made a Motion to waive the need for a traffic study. Chris Murphy seconded the Motion which passed unanimously.
- Doug Sederholm said they should consider shared parking and access and take another look at the buffer in the back. They especially have to look at the nitrogen loading issue.